

PLAN COMMISSION PC #18-020
Garden Fresh Resubdivision
600 E. Rand Rd.
Preliminary and Final Plat of Subdivision
Round 2

7. The petitioner's response to comments # 1 and # 2 are acceptable.

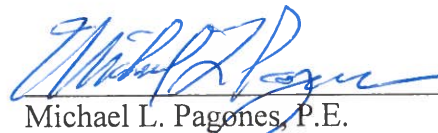
FINAL PLAT OF SUBDIVISION

8. The petitioner's response to comment #3, a through d, and comment #4 are acceptable.

TRAFFIC

9. The petitioner's response to comments #5 and # 6 are acceptable.

The Engineering Division has no further comments.


Michael L. Pagones, P.E. 11/27/18
Village Engineer Date

RECEIVED
NOV 28 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-020

Project Name Southpoint Shopping Center Outlot

Project Location 600 E. Rand Road

Planning Department Contact Sam Hubbard

General Comments

Round 2

The Fire Department as no additional comments at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date November 19, 2018 Reviewed By: LT. Mark Aleckson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

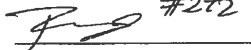
DEPARTMENT PLAN REVIEW SUMMARY

600 E. Rand Road
PC#18-020

Round 2 Review Comments

11/27/2018

1. **Character of use:**
Nothing further.
2. **Are lighting requirements adequate?**
Nothing further.
3. **Present traffic problems?**
Nothing further.
4. **Traffic accidents at particular location?**
Nothing further.
5. **Traffic problems that may be created by the development.**
Nothing further.
6. **General comments:**
Nothing further.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau



Planning & Community Development Dept. Review

December 2, 2018

REVIEW ROUND 2

Project: 600 E. Rand Rd.
Southpoint Shopping Center Outlot

Case Number: PC 18-020

General:

24. The response to comments #8, #10-#14, #16, #17, and #23 are acceptable.
25. The response to comment #7 is noted. The necessary approvals have been amended to include the following:
- a. **Preliminary and Final Plat of Subdivision to subdivide one lot into two lots.**
 - b. **Variation to Chapter 29, Section 29-206, to defer the requirement for detailed plans and specifications of all improvements required to be constructed and installed, if any, until a development proposal for the Subject Property is presented to the Village for approval.**
 - c. **Variation to Chapter 29, Section 29 201(a)(5), to waive the requirement for an approving opinion of a qualified professional traffic engineer as part of subdivision.**

Plat of Subdivision:

26. The response to comment #9 is noted. Please note that the fees as outlined within the November 27th letter from Mike Pagonos must be paid prior to appearance before the Village Board for approval of the Final Plat of Subdivision.

Preliminary Development Plans:

27. The response to comment #15 is noted. However, please note that there have been changes to the parking lot since the ALTA survey was completed in August of 2017. Based on staff's survey of the parking space within the Floor and Décor site (i.e. the subject property), there are 560 spaces currently located on the site. If redevelopment consistent with sheet A-02a occurs, the number of parking spaces on the subject property would decrease to 484, resulting in a net loss of 76 parking spaces.
28. The response to comment #18 is noted. The revisions made to the site plan do not fully address the concerns about landscape islands. When a development is formally proposed for the outlot, further modifications to the site plan will be required.
29. The response to comment #19 is noted. The relocated dumpster enclosure is now proposed along the secondary front yard along Palatine Road. Further modifications to the dumpster enclosure location will be required when a formal development for the outlot is proposed.
30. The response to comment #20 is noted. The relocated transformer is now within a parking lot landscape island and no screening of the transformer has been proposed. Further modifications to the transformer location and screening will be required when a formal development for the outlot is proposed.
31. The response to comment #21 is noted. Staff will continue to evaluate the acceptability of the exit only lane when a development for the outlot is formally proposed.
32. The response to comment #22 is noted. Staff will continue to evaluate the acceptability of the landscape buffer when a development for the outlot is formally proposed.

Prepared by: SAM J. WAZARI